

Staff Summary Report

Development Review Commission Date: 02/26/08

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Plan Review for CAMPUS EDGE located at 922 East Apache Boulevard.

DOCUMENT NAME: DRCr_CampusEdge_022608

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **CAMPUS EDGE (PL070224)** (Tim Becker, Nelson Companies 2, LLC., applicant/owner) for the development of a mixed-use project consisting of a mid-rise building with two wings totaling 269,640 square feet, including residential student housing and ground floor commercial on approximately 1.52 acres, located at 922 East Apache Boulevard, in the MU-4, Mixed Use High Density District, Transportation Overlay and Planned Area Development Overlay. This request includes the following:

DPR07250 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Steve Abrahamson, Planning and Zoning Coordinator (480-350-8359) for Lisa Collins
Chris Anaradian, Development Services Department Manager (480-858-2204)

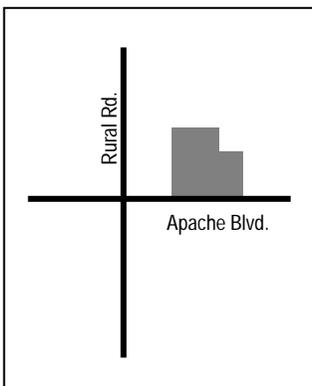


LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions (1-37).
Apache Boulevard Project Area Committee - Approval**

ADDITIONAL INFO:	Net site area	1.52 acres
	Total Building area	269,640 s.f.
	Total Units/Beds	132 units, 433 bedrooms (100 units, 221 beds per original PAD)
	Density	86.8 du/ac (65.8 du/ac per original PAD)
	Lot Coverage	64 % (52% per original PAD)
	Building Height	116 ft. including mechanical (97 ft. per original PAD)
	Building setbacks	0' front, 18' west side, 2' east side, and 7' rear (0' front, 30' west, 20' east, and 14' rear per PAD)
	Landscape area	18% (NS per original PAD)
	Vehicle Parking	249 spaces provided, 174 per parking study (369 min. required per TOD, 399 min. std. Code)
	Bicycle Parking	134 spaces (130 min. required)



The Development Review Commission recommended approval of the Amended Planned Area Development Overlay on January 22, 2008 and continued the Development Plan Review to February 12, 2008. The City Council will take action on the PAD February 21, 2008.

PAGES:

1. List of Attachments
- 2-3. Comments / Reason for Approval
- 4-6. Conditions of Approval
- 7-8. Code/Ordinance Requirements
9. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-7. Letter of Explanation
- 8-9. Neighborhood Meeting Summary
- 10-13. Original Campus Edge Site Plan & Elevations (July 25, 2006)
- 14-15. Site plan & Data
- 16-17. Project Rendering
- 18-24. Floor plans
- 25-28. Building Elevations
29. Building Sections
30. Landscape Plan

COMMENTS:

The project is located along Apache Boulevard just east of Rural Road. The site is near the Light Rail Transit and within walking distance to the Arizona State University campus. To the west of the project is an existing Taco Bell building. To the east is an abandoned motel site. To the north are apartment complexes. The request for Campus Edge includes a proposal to increase the density from 100 to 132 units, to increase the maximum building height from 97 to 116 feet, and to reduce the minimum parking from 369 to 249 parking spaces for a mixed-use project consisting of student housing units and ground floor commercial. The Development Review Commission continued the Development Plan Review on January 22, 2008 to February 26, 2008 to allow staff and the applicant additional time to review recent changes in the design elevations.

HISTORY

The previous project for Campus Edge included 100 for-sale condominium units with ground floor commercial. The project also included an additional drive entrance into the parking garage with above and below grade parking. The previous project was heard by the Development Review Commission on July 25, 2006 and received approval for Development Plan Review and a recommendation of approval for a Zoning Map Amendment from CSS, Commercial Shopping and Service District to MU-4(TOD), Mixed-Use High Density District, Transportation Overlay District and a Planned Area Development Overlay. The project's zoning and PAD was approved by City Council on September 7, 2006. Prior to the rezoning of this property, the site was located outside of the Transportation Overlay District (TOD) boundaries. As part of the MU-4/PAD approval, the TOD was designated on the property, allowing the project to take advantage of parking reductions. The site had met the minimum required spaces for the project as proposed. Both the previous land use and density were consistent with the General Plan 2030 Projected Land Use (Mixed-Use) and Density (more than 25 du/ac) maps.

Public Input

On November 5, 2007 the applicant presented the amended project for Campus Edge to the Apache Boulevard Project Area Committee, comprised of business owners and residents within the Apache Boulevard Redevelopment Area, providing recommendations consistent with the vision and goals of the area. The membership motioned to accept the site plan as proposed with a vote of 13-2.

Since the applicant is seeking a new approval for an Amended PAD of the project, a neighborhood meeting is required for the request. On January 3, 2008 at 6 pm the applicant held a neighborhood meeting to review and discuss the proposal for Campus Edge. Staff was in attendance at the meeting which included one additional person from the public, the adjacent property owner to the east. See attached summary of the meeting provided by the applicant in the attachments. At this time, staff has not received any public comments or inquiries on the proposed project.

DEVELOPMENT PLAN REVIEW

The proposed project is similar in design and configuration to the previous approved project. The project design has gone through several variations from the original design submitted by the previous architects. From the revised submittal the new architects have gone through three elevation changes on the project design, which include the current elevations provided. Staff continued working with the applicant to refine some of the elements previously shown on the plans, in anticipation of creating a more dynamic building at the street edge. Some of the items addressed include: incorporating more variations in the elevation balcony details, preservation of proposed fenestration to the east when near the property line, and improving the façade treatment at the parking garage levels with integrated design screening details. As a result of the applicant's response to recommended design modifications, staff has included specific conditions to work out the final elevation details. The recommended modifications include: a continuation of the street façade design along all elevations, providing variation and separation for individual balconies, and extending the proposed "green screen" to the full height of the open parking structure.

Section 6-306 D. Approval Criteria for Development Plan Review:

1. The placement of building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention.
2. Shade for energy conservation and comfort are an integral part of the design
3. Materials shall be of superior quality and are compatible with the surroundings
4. Buildings and landscape elements have proper scale with the site and surroundings
5. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk
6. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
7. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility
8. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, etc.) contribute to an attractive public space.
9. On-site utilities are placed underground.
10. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks.
11. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
12. Accessibility is provided in conformance with the Americans with Disabilities Act (ADA).
13. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
14. Safe and orderly circulation separates pedestrians and bicycles from vehicular traffic.
15. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
16. Landscaping accents and separates parking, buildings, driveways and pedestrian walkways.

Conclusion

Staff recommends approval of the requested Development Plan Review based on the information provided by the applicant, the public input received, and the overall design continuity. This request is consistent with the approval criteria and will conform to the conditions. This project will provide a mixed-use development of both commercial and residential living space, promoting the concept of live, work and play in one place. This site will further the goals and objectives of the Transportation Overlay District, General Plan, Apache Boulevard Redevelopment Plan, and Light Rail as an opportunity to further integrate mixed-use with pedestrian-oriented design.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The request is supported by the Apache Boulevard Project Area Committee.
3. The proposed plan is in conformance with pedestrian-oriented design standards.
4. The conditions of approval are reasonable to ensure conformance with the approval criteria for development plan review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE, OR ADD TO THESE CONDITIONS.

General

1. Drawings must be submitted to the Development Services Building Safety Division for building permit by January 26, 2009 or the Development Plan approval will expire.
2. If multiple owners, a continuing care condition, covenant and restriction shall be provided including all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and in a form satisfactory to the Development Services Manager and City Attorney.
3. A Final Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

Site Plan

4. Provide pedestrian amenities within the 6' area near curbside, including but not limited to benches, drinking fountains, public art, kiosks or other design elements as deemed appropriate.
5. If necessary, provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
6. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Provide gates on refuse enclosure. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
7. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to at least 20'-0" on site and from curb to curb at the drive edges.
8. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.

Floor Plans

9. The "Bike Room" as defined in the first floor, shall provide approximately fifty percent (50%) of the area with individual lockers for the purpose of storing bicycles, which may be utilized for miscellaneous storage. The remaining area shall provide double deck bike stalls with locking mechanisms.
10. At the two north ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width, on both sides of the parking rows to allow for vehicular maneuvering.
11. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.
12. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit in the office or garage is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
13. Public Restroom Security:
 - a. Lights in restrooms:

- 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side
14. Garage Security:
- a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated.
 - c. If garage is enclosed, paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
 - e. Provide security vision panels at enclosed elevator halls.

Building Elevations

15. Building elevations with glazing patterns on provided elevations shall be set back at least 3'-0" from property line to maintain openings. If this cannot be accomplished, elevation patterns shall be retained utilizing spandrel glass, maintaining the appearance of openings.
16. As provided on south elevation, continue pattern on all elevations providing variation in the width of balconies on each floor plate to create a more random appearance of the façade. Provide individual balconies for each unit that does not overlap to another unit. Provide adequate separation breaks from each unit's balcony.
17. Open parking garage levels shall provide screening with a minimum 3'-0" high wall. Continue wire mesh green screen to top of third level garage.
18. Provide main colors and materials with a light reflectance value of 75% or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
19. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
20. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
21. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
22. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
23. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
24. Where the exterior upper/lower glass panels are divided near grade level, provide laminated glazing at these locations.

Lighting

25. Comply with all requirements of the Zoning and Development Code Part 4, Chapter 8, Lighting. Any modifications to this chapter will require review and approval through an administrative decision.
26. Provide shielding of lights from parking garage that limits light spill over onto adjacent properties, by either recessing lighting into garage design or providing box shielding for the light source.

27. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

28. Comply with all requirements of the Zoning and Development Code Part 4, Chapter 7, Landscape and Walls, except for Section 4-704 and as provided on the approved plans.
29. The landscape plan shall include vining plants along the perimeter of the garage that provide year-round foliage conducive to the Arizona climate, which may include variation in species.
30. Submit to Planning staff a landscape plan providing a conceptual layout of trees and various shrubs on the amenity roof deck as part of the approved landscape plan.
31. All street trees shall be "Desert Museum Palo Verde" providing a minimum ten trees at 36" box size. Eliminate curbside shrubs within streets trees and provide 4'-0" by 12'-0" tree grates. Alternate paving design may be provided in lieu of curbside shrubs.
32. An ADA accessible exit path shall be provided from the northern most stairwell exit to the public street. Landscape materials shall be maintained and relocated as necessary.
33. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
34. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
35. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
36. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

37. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Locate address numbers on south elevation (street front) and on north elevation of interior surface lot, below 30' in height. Additional address numerals may be provided on other elevations for security.
 - 2) Provide street numbers only, not the street name.
 - 3) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 4) Self-illuminated or dedicated light source.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
 - c. Provide one address sign on the roof of the office building. Orient sign to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light roof or white characters on a black field that is painted.
 - 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- All submitted drawings shall bear the seal of an Arizona registrant.
- Specific requirements of the Zoning and Development Code are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- The existing left turn median shall be maintained, unless otherwise reviewed by the Public Works, Transportation Division.
- Provide 8'-0" wide public sidewalk clear of any obstructions, along Apache Boulevard, or as required by Traffic Engineering Design Criteria and Standard Details.
- **STANDARD DETAILS:**
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov or may be obtained at Development Services.
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for commercial projects. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- **SECURITY REQUIREMENTS** (refer to Public Safety and Security Considerations report included in the Site Plan Review markup packet:
 - In conjunction with the security plan, Crime Free Multi-Housing status for this property may be required.
 - Provide emergency radio amplification for the office building and parking garage, as required. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link (http://www.tempe.gov/itd/Signal_booster.htm) and if needed contact ITD / Communications (Dave Heck 480-350-8777) to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.

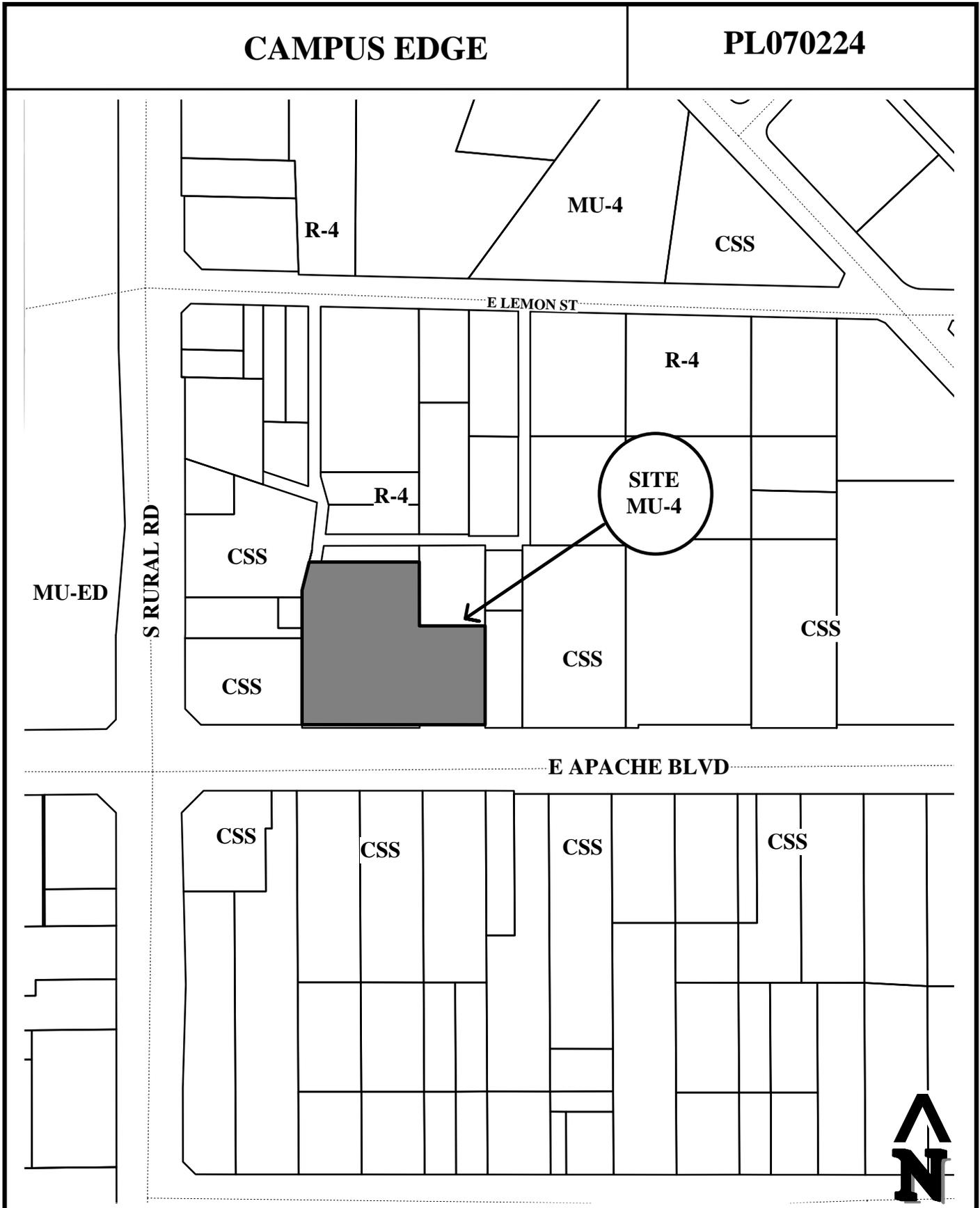
- FIRE:
 - Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.
- ENGINEERING AND LAND SERVICES:
 - Underground all overhead utilities, except for high-voltage transmission lines, unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Develop strategy for recycling collection and pick-up from site with Ron Lopinski. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Provide refuse gate enclosures which the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works/Traffic.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
- SIGNS: Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. A sign package is required for this project site.

HISTORY & FACTS:

- May 8, 2006 Apache Boulevard Project Area Committee recommended approval of the Campus Edge mixed-use project at 922 East Apache Boulevard.
- June 6, 2006 Neighborhood meeting held by the applicant to discuss the Campus Edge project, subject to the provisions of the Zoning and Development Code, Section 6-402.
- July 25, 2006 Development Review Commission heard the request by Campus Edge Condominiums and recommended approval for a Zoning Map Amendment and a Planned Area Development Overlay, approved the request for a Development Plan Review consisting of site plan, building elevations, and landscape plan; located at 922 East Apache Boulevard.
- August 17, 2006 City Council introduced and held the first public hearing for Campus Edge Condominiums for a Zoning Map Amendment and a Planned Area Development Overlay, located at 922 East Apache Boulevard.
- September 7, 2006 City Council held the second public hearing for Campus Edge and approved the request for a Zoning Map Amendment and a Planned Area Development Overlay, located at 922 East Apache Boulevard.
- September 25, 2007 Development Review Commission approved a Preliminary Subdivision Plat, to include a condominium plat for CAMPUS EDGE located at 922 East Apache Boulevard.
- November 5, 2007 The Apache Boulevard Project Area Committee reviewed the request for an Amended PAD for Campus Edge and recommended approval of the development as revised from original proposal (13-2 Vote).
- January 3, 2008 A neighborhood meeting was held by the applicant to discuss the proposal of an Amended Planned Area Development Overlay and Development Plan for Campus Edge. The meeting was held at the Police Substation at 1855 East Apache Boulevard.
- January 22, 2008 The Development Review Commission recommended approval for an Amended Planned Area Development Overlay and continued the Development Plan Review to February 26, 2008 for CAMPUS EDGE located at 922 East Apache Boulevard.
- February 7, 2008 City Council introduced and held the first public hearing for an Amended Planned Area Development Overlay for CAMPUS EDGE located at 922 East Apache Boulevard.
- February 21, 2008 City Council held the second public hearing for an Amended Planned Area Development Overlay for CAMPUS EDGE located at 922 East Apache Boulevard.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



CAMPUS EDGE (PL070224)

Campus Edge

Applicant's Letter of Intent

Nelson Companies 2, LLC and Campus Acquisitions (the "Applicants") are proposing to redevelop approximately 1.52 gross acres located approximately 185 feet east of the northeast corner of Apache Boulevard and Rural Road (the "Site"). The Site was formally used for a Taco Bell restaurant and Texaco Star Mart convenience store-gas station. The Applicants propose to develop a mixed-use project that will consist of commercial retail space and modern apartments targeted to students (the "Project"). The Project will promote a sustainable concept of living, working and recreating in one location and serve as an asset to the future success of the surrounding neighborhood and nearby light rail line to be completed in December 2008.

The Site is a prime opportunity for redevelopment given its location to two nearby light rail stations and considering the pressure on Tempe's residential market resulting from the expansion of Arizona State University (ASU), both in physical terms and enrollment. In addition, the Site is located within one mile of public recreational areas, including Tempe Town Lake, Beach Park and Hayden Butte, and is within close proximity to public gardens and open areas on the ASU Campus.

The proposed application (the "Application") represents an increase of 38 residential units and 19 additional feet of building height from the previously approved Campus Edge application. The prior plans for Campus Edge included 100 owner-occupied units. However, current market conditions no longer support an owner-occupied condo development in the Project's prior configuration. To ensure that the Site does not remain unimproved for a prolonged period while waiting for market conditions to change, Nelson Companies 2 LLC sought out a new partner for Campus Edge. The Project's new partner, Campus Acquisitions, is a well renowned developer of modern apartments that are generally targeted to students. This new Application will bring new residents, retail and vitality to Apache Boulevard.

The increase in density and building height proposed by this Application are necessary to develop an economically viable mixed-use project comprised of for-rent units of a quality that can be easily converted to owner-occupied product in the future. The additional units and two-stories are necessary to ensure the Project's economic viability. Campus Edge has been designed to minimize building mass by reconfiguring the layout of its residential units (e.g. elimination of loft units and providing more squarely shaped floor plans). As a result, the Project is able to incorporate the 38 additional residential units needed to respond to current market conditions without significantly varying from the building height approved by the previous application.

In addition, the design changes have allowed us to provide a continuous frontage of commercial and retail uses along Apache Boulevard. This change is a design enhancement from the previously approved Campus Edge Application, which did not provide a continuous frontage of active street uses. The commercial uses may include non-destination restaurant space, such as coffee and sandwich shops. These uses will be geared towards users of the light-rail and those who reside in or near Campus Edge. As a result, this space will require very minimal parking.

The Applicants are submitting a design review application and a planned area development (PAD) overlay amendment application as part of the Applicants' application for the redevelopment of the site with the goal of creating a vibrant mixed-use development that will enhance street activity on Apache Boulevard and add to the residential and retail mix of Tempe.

On September 7, 2006, the Tempe City Council approved the development of Campus Edge, a mixed-use project consisting of 100 dwelling units, approximately 3,780 square feet of commercial area and an approximate 80,000 square feet parking garage on the Site. The Development Review Commission and City staff also recommended approval for Campus Edge. The Project proposed by the Applicants will also be branded as Campus Edge and is very similar to the mixed-use project approved in September 2006 with the exception that a housing product which is currently viable in the area, student housing, is being proposed instead of for-sale condominium units. This revised Application is consistent with the spirit and intent of the previous Campus Edge application.

Planning Context

General Plan 2030

The Site is located along Apache Boulevard just east of Rural Road in Tempe, Arizona. The formal address is 922 and 936 East Apache Boulevard, Tempe. The land use and projected residential density for the Site by General Plan 2030 are Mixed-Use and High-Density (greater than 25 units per acre). According to General Plan 2030, the Mixed-Use category is designed to accommodate land use mixes with a mixture of residential and commercial uses. This category also encourages creatively designed developments that create a living environment which reflect a "village" concept where there is opportunity to live, work and recreate within one development or area. The Project will provide opportunities to live, work, and recreate in the same area. In fact, the Project is exactly the type of mixed-use, high-density project envisioned by General Plan 2030. The Applicants are proposing a high-density residential building with accompanying commercial and retail opportunities located along the street which will energize Apache Boulevard and provide additional pedestrian activities for the Tempe community.

Apache Boulevard Redevelopment Plan

The Site is also located in the Apache Boulevard Redevelopment Plan planning area. The mission of this plan is to "encourage reinvestment in the Apache Boulevard area in order to build a more desirable neighborhood in which people will enjoy living and working." In specific relation to Apache Boulevard, the plan's mission is to "upgrade commercial development by introducing viable long-term businesses and mixed-use projects." The Project, located along Apache Boulevard, will be a substantial reinvestment in the area that will replace antiquated commercial development with a viable mixed-use project that will help to foster and enjoyable living and working environment.

Current Zoning

The Site is currently zoned Mixed-Use 4 (MU-4) Transportation Overlay District (TOD) with a Planned Area Development (PAD) Overlay. The MU-4 District allows a variety of uses including high-density residential and mixed-use buildings consisting of residential, commercial retail, and office uses. The Applicant is proposing an amendment to the PAD Overlay which allows the Project to establish its own unique standards based on the development proposal.

Site Area

The Site consists of approximately 1.52 net acres. A full legal description for the Site is provided in the development data listed on the site plan included in the Application submittal.

Area Context

As indicated above, the Site is located along the north side of Apache Boulevard, just east of Rural Road. A Taco Bell restaurant is located to the west of the Site, while an abandoned office building site and apartment complexes are respectively located to the east and north. The Four Points Sheraton and apartment complexes are located directly across Apache Boulevard. The Site is located within walking distance of the ASU Campus to the north and the future light rail transit stations to the east and north. The Applicant envisions that the Project will significantly enhance the area's urban environment and serve as a catalyst for future redevelopment opportunities along Apache Boulevard.

Project Description

The Site, which is currently underutilized and generally vacant, is strategically located to make a significant statement on Apache Boulevard leading up to the nearby future light rail line and station. The intent of this Application is to provide a unique opportunity to energize the Apache Boulevard street frontage and provide much needed additional modern, high-quality student housing opportunities. The expansion of ASU has placed continuous pressure on Tempe's residential market. Disproportional parking demands and extraordinary occupancy levels have placed considerable strain on the fabric of the City, displacing residential uses to outlying areas and increasing vehicular traffic to the ASU Campus. Considering that the localized population nearly triples in size during peak enrollment, the transient nature of the student population is taxing on both residential and commercial markets. Due to the Site's proximity to the ASU Campus and public transit routes, the Applicant strongly believes that the Project will appeal strongly to students.

The Application consists of the construction of a 10-story (116 feet) building with two residential wings that will encompass 138 multi-family residential units, representing a density of 90.79 units per acre. The mix of residential units ranges from one to four bedroom flat style apartment units designed to allow a potential conversion to for-sale condominiums in the future. The proposed building height and density are generally consistent with the height and density of the previously approved Campus Edge application and the City's vision for mixed uses along the

light rail line. The proposed building form is broken into two wings for the purpose of reducing the bulk and scale of the development while maintaining a significant urban presence along Apache Boulevard at the same time. In addition, the north-south orientation of the rear tower allows residential units to be organized for east/west exposures of views and natural light.

The residential units are located above street level commercial, office, lobby and amenity uses located along Apache Boulevard and a three level parking garage at the rear of the Site. The parking garage and an at-grade courtyard will serve as parking for the entire Site. Both the parking garage and courtyard will not be visible from the street frontage and are accessed from Apache Boulevard through an entry drive located at the east end of the site. Bicycle parking will also be provided on Site. A bike room will be provided on Site for residents and a bike rack will be provided near the front of the Site for patrons and visitors.

Similar to the previously approved Campus Edge application, the proposed architecture is contemporary in design. The proposed building is a cast in place structure with large expanses of vision glass. Building massing along Apache Boulevard is broken down by intersecting rectangular forms of the residential floors. Visual texture is added by varying the location, size, and color of the private balconies, as well as the perforated metal panels that will define the balcony edges. Each residential unit is provided with a private exterior balcony or terrace and operable windows. The building is cantilevered along the street edge to provide shade for pedestrian circulation. The facades of the building are plaster, keeping with the tonal color of the concrete structure.

With the completion of the nearby light rail stations on Apache Boulevard and Rural Road, Apache Boulevard will serve as a conduit for light rail passengers to the ASU Campus. Therefore, the ground level of the Site has been designed to energize pedestrian activities by providing a continuous frontage that includes commercial and office uses. These street level uses, combined with the Project's dynamic contemporary architecture and the provision of ample landscaping, will successfully activate the Site's street frontage.

The parking garage's terrace level will be utilized for the residential common area amenities. The amenities include a swimming pool, game room, fitness center and vending facilities. In addition, a residential lobby will be provided at ground level facing out towards Apache Boulevard.

Site Circulation and Parking

As referenced above, both residential and commercial parking will be accessed from Apache Boulevard via a driveway located adjacent to the eastern boundary of the Site. The parking garage will serve the parking needs of the residents, while the parking needs of patrons and visitors will be primarily served by the at-grade courtyard. A limited number of parking spaces in the parking garage will also be available for use by patrons and visitors. While the number of parking spaces provided is less than required by code, it is imperative to consider that the vehicular needs of students varies from the general population. It is also important to consider that the Site is located along an existing bus route and that it is located within walking distance of two future light rail stations, as well as the ASU Campus itself.

TASK Engineering is currently preparing traffic and parking studies for the Site. A copy of their report is included as part of this Application.

Apache Boulevard Project Area Committee

The Applicant presented the Project to the Apache Boulevard Project Area Committee (APAC) for consideration on November 5, 2007. APAC recommended that the proposed 10-story building height and student housing use be approved.

Conclusion

We believe that the proposed development is a high-quality residential/retail design that will provide much needed viable long-term housing and commercial retail opportunities along Apache Boulevard. We also believe that the proposed development will serve as a catalyst for future redevelopment opportunities that will enhance the urban development environment and experience envisioned by the City for this area. The Project is consistent with the land use and residential density projected for the site by the former Campus Edge proposal, as well as the mission of the Apache Boulevard Redevelopment Plan, and is supported by the Apache Boulevard Project Area Committee. We look forward to discussing the proposal with you in the near future and respectfully request your support.

MEMORANDUM

GAMMAGE & BURNHAM
A Professional Limited Liability Company

January 15, 2008

TO: Ryan Levesque, Senior Planner
City of Tempe Development Services Department

RE: Summary of Public Outreach regarding the Campus Edge Development Plan Review (DPR) and Planned Area Development (PAD) Amendment Applications for 1.92 gross acres of property generally located 185 feet east of the northeast corner of Rural Road and Apache Boulevard

The project team has made a concentrated effort to reach out to the community. Our public participation efforts span three months. To date, comments received regarding the project and the application have been overwhelmingly supportive. We have and will continue to address any questions and/or comments that may arise throughout the zoning process.

(1) Apache Boulevard Project Area Committee (APAC) Meeting of November 5, 2007:

Tim Becker of Nelson Companies 2 LLC, the applicant, attended the November 5, 2007 APAC Meeting. During this meeting Mr. Becker noted that plans to develop owner-occupied housing on the site had changed due to market conditions. Mr. Becker indicated that modern up-scale apartments targeted to students would be developed instead. Mr. Becker also indicated that the units would be designed to accommodate a possible conversion to owner-occupied units at a time when for-sale units became economically feasible. Mr. Becker also discussed design changes in the project, including building height, number of units, and parking spaces provided. The Committee overwhelmingly approved a motion to accept the project as revised from the original proposal.

(2) Posting & Notification

Pursuant to applicable City requirements, all property owners within 300 feet of the project site, as well as the chairperson of registered neighborhood associations and home owners associations, were notified of the proposed development and the neighborhood meeting scheduled for January 3, 2008 to discuss the project via a mailing notice on December 13, 2007. Contact information for the applicant's legal representative, Gammage & Burnham P.L.C., was provided within this notification. Copies of the affidavit of public hearing notification for property ownership list and mailing and the mailing notice itself already provided to the City are enclosed. In addition, the respective dates, locations, and times for the neighborhood meeting and scheduled public hearings, as well as the applicant's contact information, was posted on the subject site on December 17, 2007.

(3) Phone Calls, Letters and E-mails:

To date, neither the applicant nor the applicant's legal representative have received a phone call, fax, letter or e-mail from either a neighbor or interested person regarding the project.

(4) Neighborhood Meeting of January 3, 2008:

Our official neighborhood meeting was held at the Tempe Police Apache Boulevard Substation Community Room located at 1855 East Apache Boulevard in Tempe and began at approximately 6:00 p.m.

Meeting Attendees

Representatives from Nelson Companies 2 LLC and Gammage & Burnham P.L.C were present. One interested person, David Freeman of Glenwood Intermountain Properties, and one City of Tempe Development Services Department staff member, Ryan Levesque, was in attendance. Glenwood Intermountain Properties is the developer of a residential project planned for the property adjacent to the east of the subject site. The sign-in sheet from the meeting is enclosed.

Presentation

Tim Becker of Nelson Companies 2 LLC provided a brief overview of the project and discussed why the project's residential units are now planned for modern apartments targeted to students instead of owner-occupied units.

Questions Posed by Meeting Attendees

David Freeman inquired about the following in regard to the project: parking ratio; how the project would be rented out; ingress/egress location; number of levels comprising the parking structure; pool location; and, building construction.

Questions Addressed

Tim Becker responded to Mr. Freeman's questions by indicating that:

- .5 spaces per bed would be provided;
- The project would be rented out by the unit;
- Access to the site would be provided from Apache Boulevard near the east property line;
- The parking structure would have three levels;
- The pool would be located on the third level of the parking structure; and,
- The building would entirely consist of concrete construction

Questions or Concerns Not Addressed

All questions or concerns raised during the meeting were addressed by the applicant.

Additional Discussion

Tim Becker and David Freeman briefly discussed the possibility of utilizing a shared access for their respective project sites. Ryan Levesque and Mr. Becker briefly discussed how the use of the non-residential parking on site may be monitored. Mr. Becker indicated that signs restricting the parking would be posted and that on-site security would monitor the spaces. Mr. Levesque then congratulated Mr. Becker on a successful neighborhood meeting prior to leaving. Mr. Freeman indicated to Mr. Becker that he would support the project despite being competitors prior to exiting.

The meeting ended at approximately 7:10 p.m.

descriptive notes

1. NONE



CAMPUSEDGE
 922 & 936 E APACHE BLVD.
 TEMPE, ARIZONA 85281



SCALE: 1/8"=1'-0"
 BUILDING ELEVATIONS
 A3.3



1 | south elevation

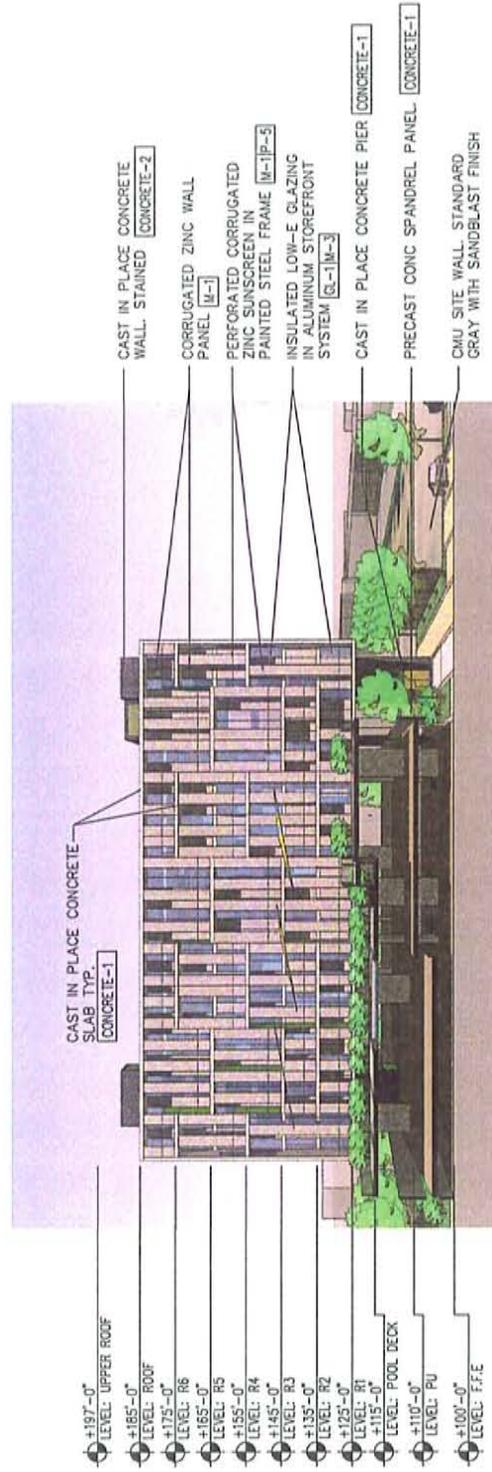


2 | north elevation

JUN 14 2006

descriptive notes

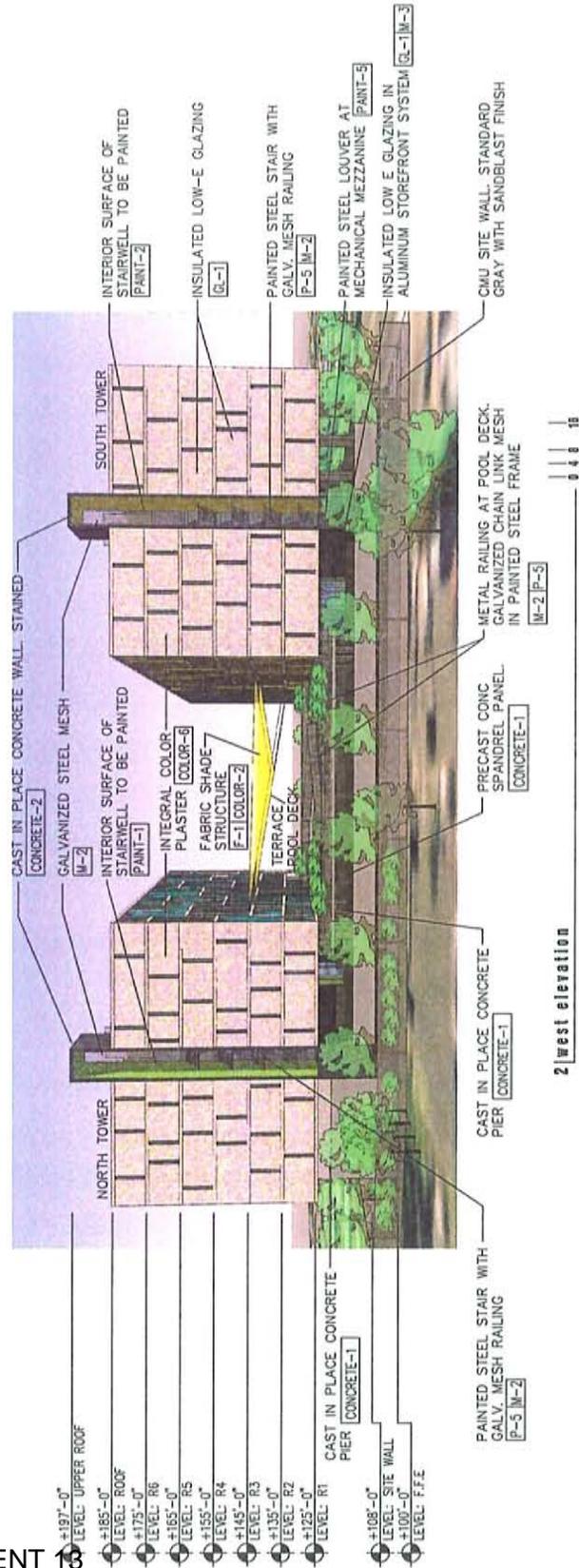
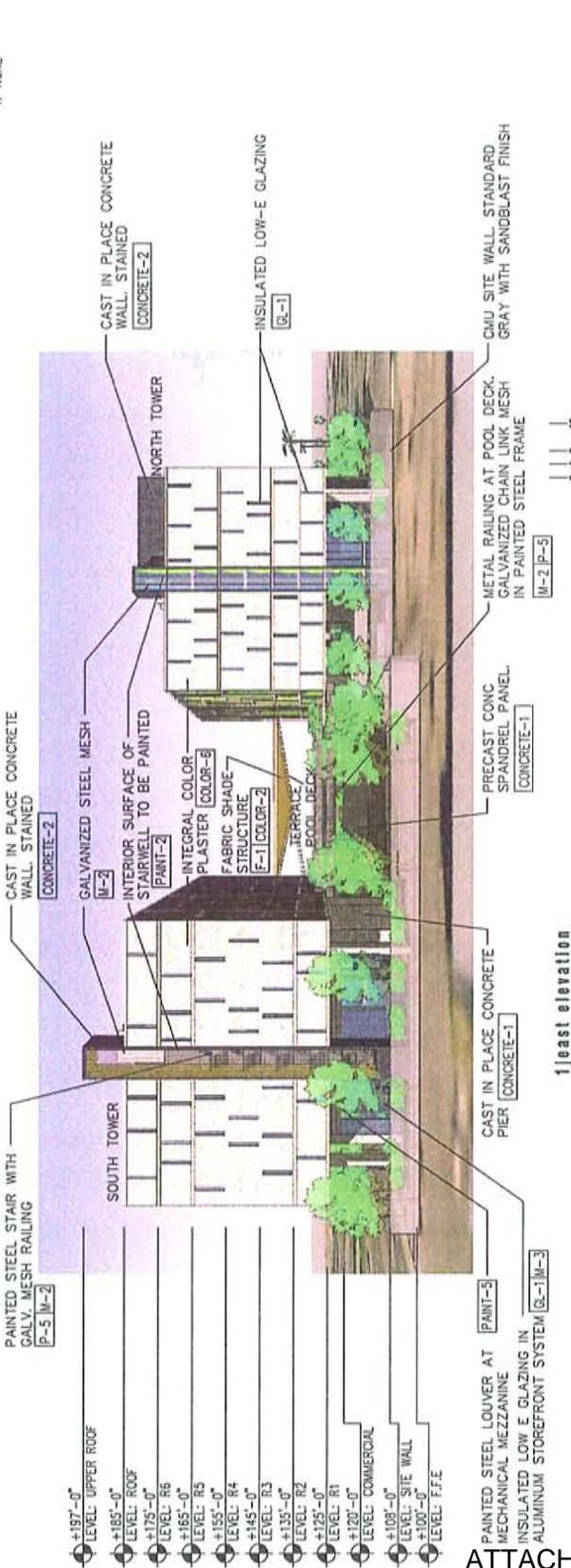
1. NONE



JUN 14 2006

descriptive notes (1)

1. NONE



CAMPUSEdge
 922 & 936 E APACHE BLVD.
 TEMPE, ARIZONA 85281



SCALE: 1/8" = 1'-0"

JUN 14 2006



As a public profession, we are bound by the public trust and the safety of the community. We are committed to the highest standards of professional conduct and to the continuous improvement of our services. We are committed to the highest standards of professional conduct and to the continuous improvement of our services. We are committed to the highest standards of professional conduct and to the continuous improvement of our services.

campus edge
922 & 916 E. Apache Blvd.
Tempe, AZ

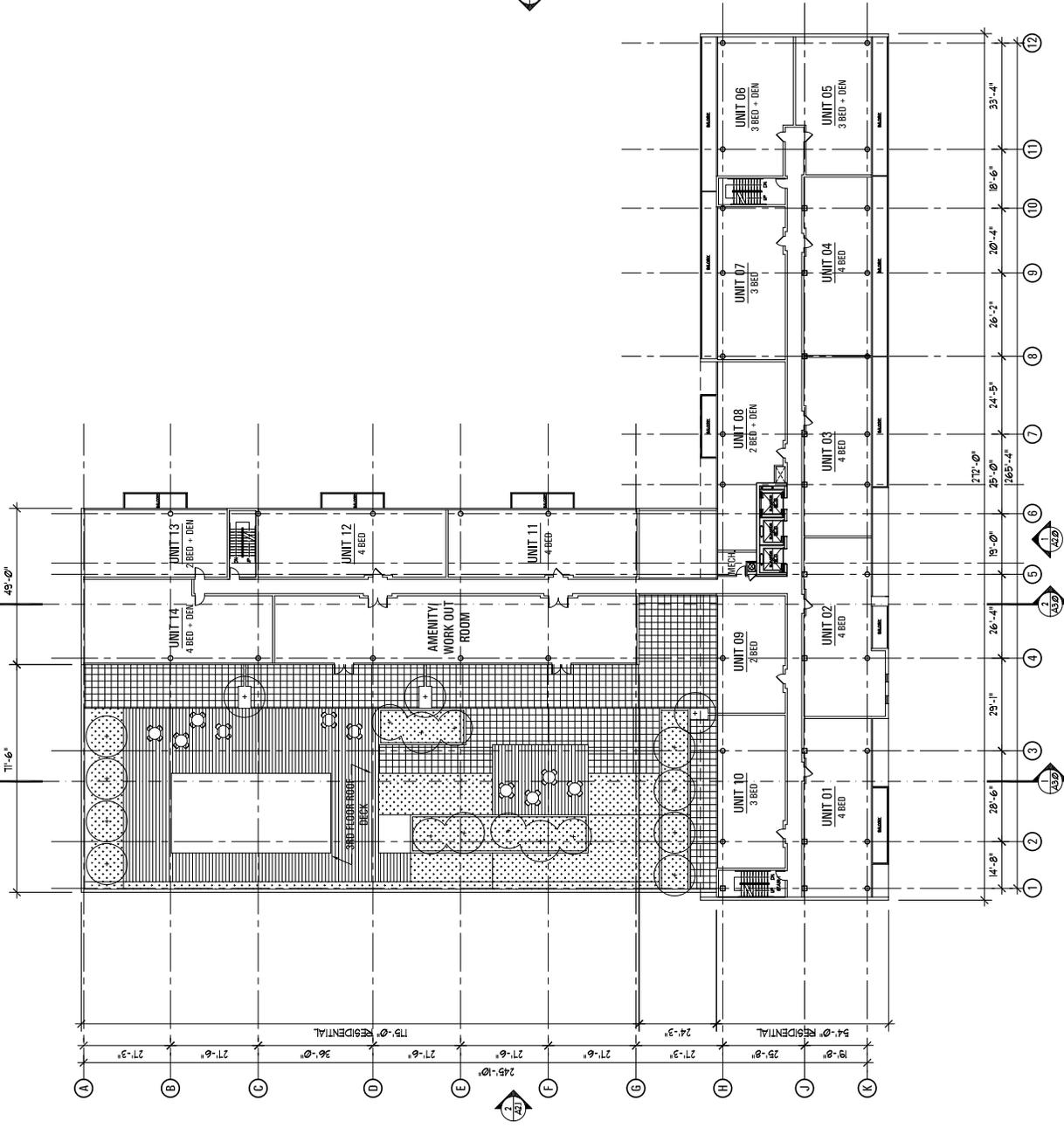
DATE	ISSUED FOR
11-14-07	SITE PLAN REVIEW
12-26-07	PAID DDP SUBMITTAL
01-14-07	UPDATED PAID DDP SUB.



Northwest Phoenix Leadership
100 North Central Expressway, Suite 1000
Phoenix, AZ 85004
www.nwphl.com

DATE	NO.
11/16/16	1

THIRD FLOOR PLAN
A1.4



1 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCES AND THE CITY OF PHOENIX, ARIZONA, DEVELOPMENTAL ORDINANCES. THE CITY OF PHOENIX, ARIZONA, DEVELOPMENTAL ORDINANCES REQUIRE THAT THE PROJECT BE SUBJECT TO THE CITY OF PHOENIX, ARIZONA, DEVELOPMENTAL ORDINANCES. THE CITY OF PHOENIX, ARIZONA, DEVELOPMENTAL ORDINANCES REQUIRE THAT THE PROJECT BE SUBJECT TO THE CITY OF PHOENIX, ARIZONA, DEVELOPMENTAL ORDINANCES.

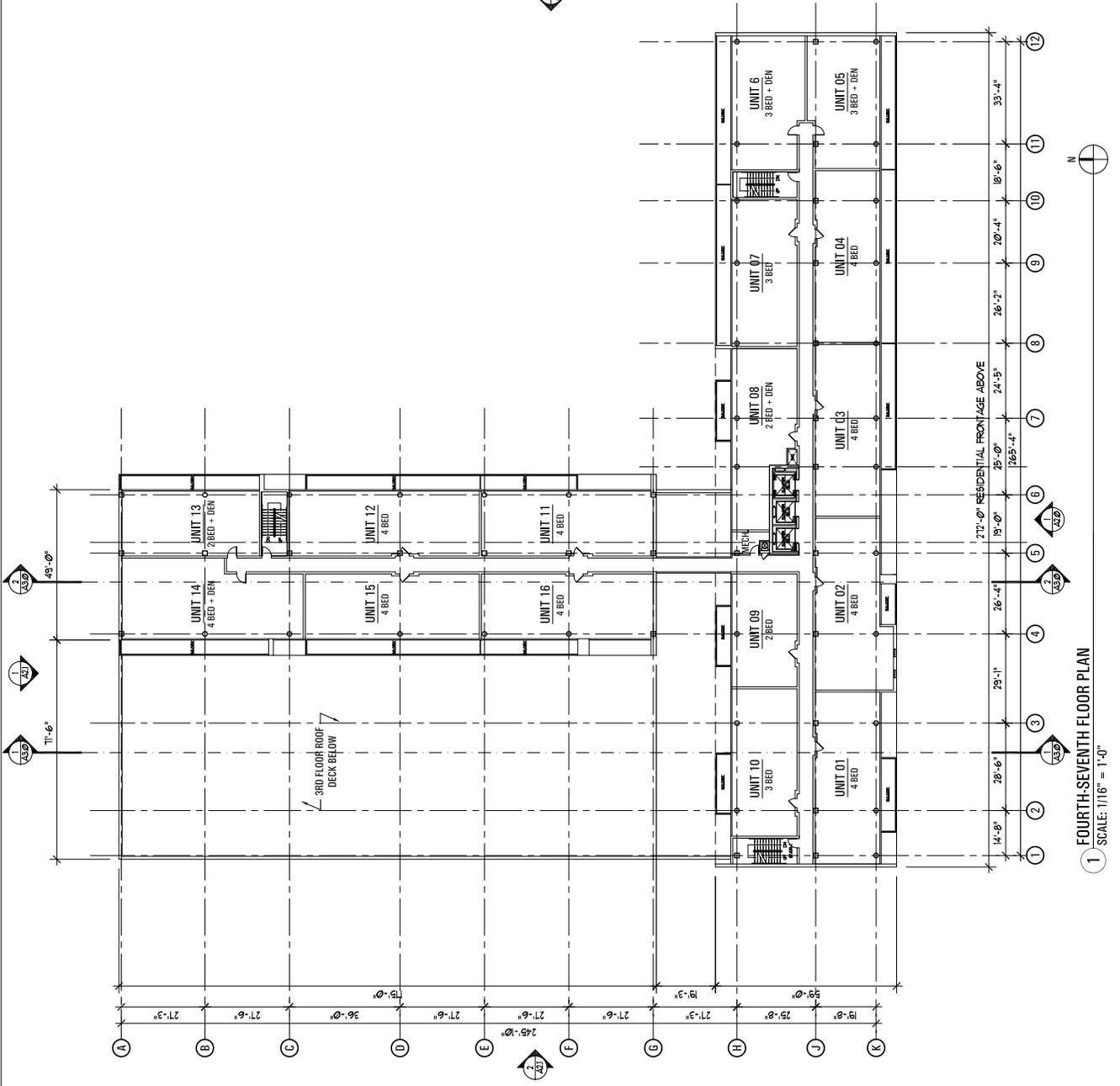
campus edge
922 & 916 E. Apache Blvd.
Tempe, AZ

DATE	ISSUED FOR
11-14-07	SITE PLAN REVIEW
12-05-07	PAID DDP SUBMITTAL
01-14-07	UPDATED PAID DDP SUB.



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300 North Central Expressway, Suite 1000
Phoenix, AZ 85004
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FOURTH-SEVENTH FLOOR PLAN
A1.5



FOURTH-SEVENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



Architectural and engineering drawings are prepared by the architect, engineer, or other professional person named on the title block. The architect, engineer, or other professional person named on the title block is responsible for the accuracy and completeness of the drawings. The architect, engineer, or other professional person named on the title block is not responsible for the accuracy and completeness of the drawings prepared by others. The architect, engineer, or other professional person named on the title block is not responsible for the accuracy and completeness of the drawings prepared by others. The architect, engineer, or other professional person named on the title block is not responsible for the accuracy and completeness of the drawings prepared by others.



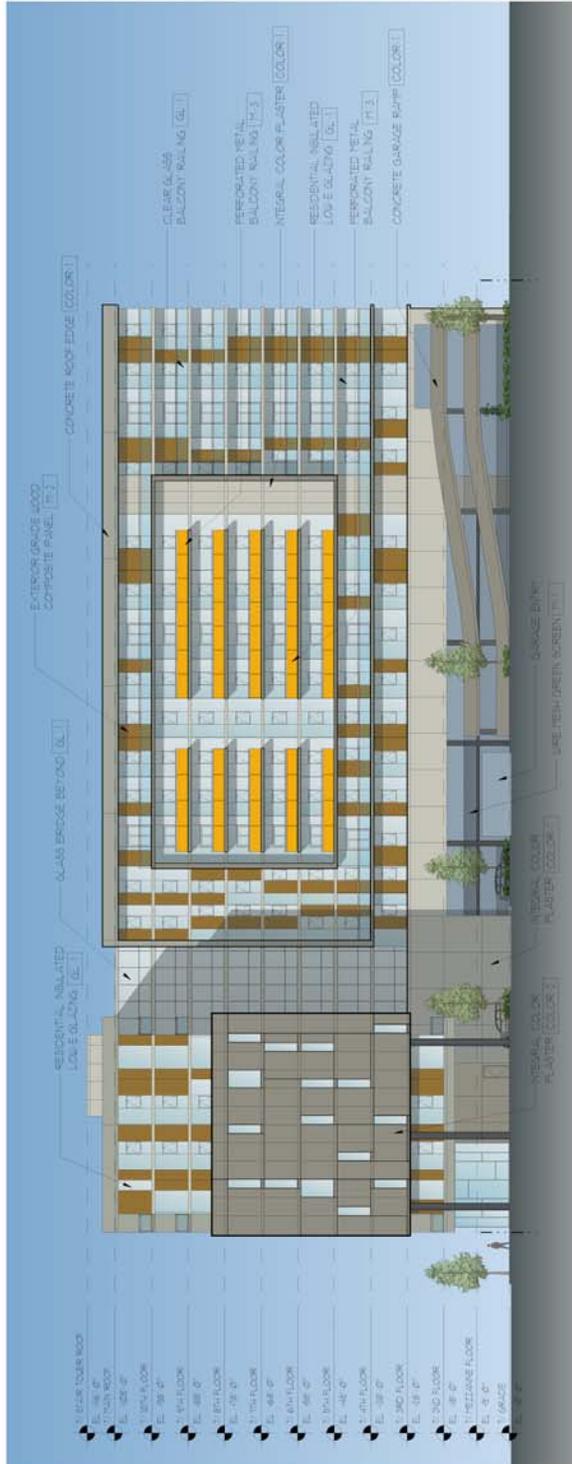
DATE	ISSUED FOR
11-14-07	SITE PLAN REVIEW
12-05-07	FINAL DPR SUBMITTAL
01-14-08	UPDATED FINAL DPR SUB.
02-04-08	REVISED DPR SUB.



DATE	PROJECT	DATE
11/14/07	1107-1107	11/14/07
12/05/07	1107-1107	12/05/07

ELEVATIONS

A2.0



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION - E. APACHE BLVD.
SCALE: 1/16" = 1'-0"

